



Newport Beach HOUSING ELEMENT UPDATE

Housing Element Update 2008-2014

Public Workshop

June 11, 2008



Workshop Objectives

- Receive input on housing needs, housing goals and housing programs in the community
- Comment on the Draft Housing Element and at Planning Commission & City Council public hearings



What is the Housing Element?

- Statewide housing goal: *“Decent housing and a suitable living environment for every Californian”*
- State mandated element of the General Plan
- Sets a 7-year strategy for addressing housing needs for all income groups



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Process

- *Two housing community workshops—March 2008*
- *Public review of Draft Housing Element—June 2008*
- Planning Commission and City Council Hearings—June 19 and July 10, 2008
- Submittal of Housing Element to HCD—July 2008
- HCD Review—60 to 90 days
- Planning Commission and City Council Hearings for adoption—Fall 2008
- Submittal of Adopted Housing Element to HCD—Fall 2008



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Existing Housing Element

- Adopted in 2006 as part of General Plan Update
- Involved extensive community outreach
- Housing Element reflects new opportunities for infill housing and mixed use in key areas





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2008-2014 RHNA

Income Group (defined as % of County MFI)	2008-2014 RHNA
Very Low (<50% MFI)	392
Low (51-80% MFI)	322
Moderate (81-120% MFI)	362
Upper Income (>120% MFI)	708
Total	1,784

MFI: Median Family Income, Orange County: \$78,700: 4-Person Household



Potential Development Areas and Resources

- Airport Area
- Newport Center
- West Newport Mesa
- Balboa Peninsula area and Mariners' Mile and scattered sites*

*Pending Coastal Commission Approval



Housing Goals

1. Conservation and Improvement of Housing

H1: Quality residential development and preservation, conservation, and appropriate redevelopment of housing stock

2. Variety of Housing Opportunities

H2: A balanced residential community, comprised of a variety of housing types, designs, and opportunities for all social and economic segments



Housing Goals

3. Adequate Residential Sites

H3: Housing opportunities for as many renter and owner occupied households as possible in response to the demand for housing in the city

4. Provision and Preservation of Affordable Housing

H4: Preservation and increased affordability of the City's housing stock for very low-, low-, and moderate-income households



Housing Goals

5. Housing for Special Needs Groups

H5: Housing opportunities for special needs populations

6. Fair Housing

H6: Equal housing opportunities for all residents

7. Program Monitoring

H7: Effective and responsive housing programs and policies



Key Housing Programs

■ Inclusionary Housing Policy

2.2.1: Require a proportion of affordable housing in new residential developments or levy an in-lieu fee. Goal is for an average of 15 percent of new housing to be affordable to very low-, low-and moderate-income households.

- 1. Projects of 50 or fewer units shall have the option of preparing an AHIP or paying the in-lieu fee.*
- 2. Projects where more than 50 units shall be required to prepare an AHIP.*



Key Housing Programs

- In-lieu Housing Fund

2.2.2: Periodically review the City's Inclusionary Housing In-lieu fees to ensure it is adequate to support the development of affordable projects.

- Density Bonus

2.2.11: Adopt a Density Bonus Ordinance consistent with state law as part of the comprehensive Zoning Code update to be completed in the summer of 2008.



Key Housing Programs

- Expedited project review, development permits and waiver of fees for affordable housing

3.1.1: Provide a streamlined “fast-track” development review process for proposed affordable housing developments.

3.1.3 Consider the waiver of planning and park fees, and modification of development standards, (e.g., setbacks, lot coverage, etc.) at the discretion of City Council and Planning Commission for developments containing affordable housing.



Key Housing Programs

- Support homeless services/shelters and other agencies that serve special needs

5.1.1: Apply for Community Development Block Grant funds and allocate a portion to groups that provide shelter and other services for the homeless.

5.1.6: As part of the City's comprehensive revision to the Zoning Ordinance in 2008, the City will identify a zone or zones where emergency shelters are permitted without a discretionary permit.



Key Housing Program

- Support fair housing service provider and programs

6.1.1 Fund an agency to provide fair housing services. Assist with the periodic update of the Analysis of Impediments to the HUD Fair Housing document. Provide pamphlets containing information related to fair housing at the Planning Department counter



Other Housing Programs

- Restrict conversion of rental units to condominiums
- Ongoing discussion with local developers
- Regular meetings with the Orange County Housing Authority Advisory Committee



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Comments?

- Housing Issues?
- Special Needs groups?
- Housing Programs?



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Airport Area

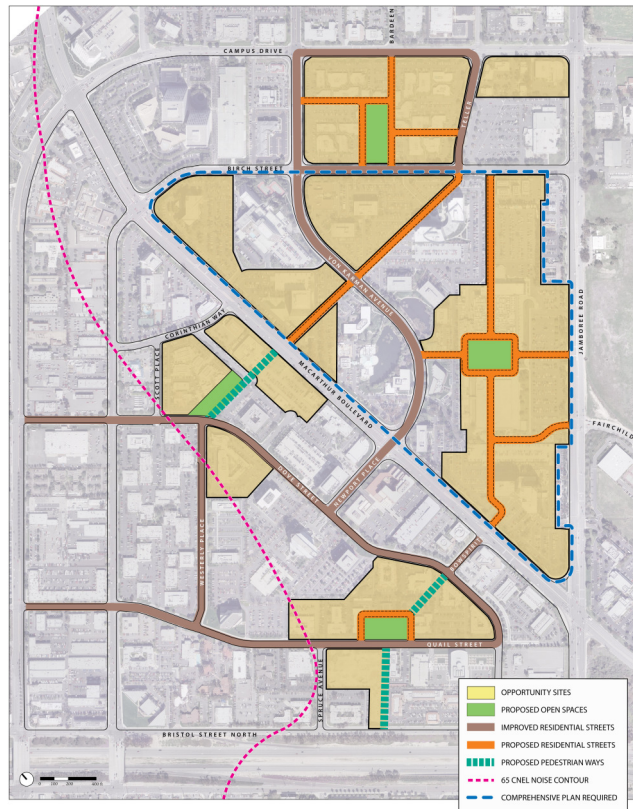
- New housing opportunities (2,220)
- Mixture of residential, office, & commercial uses
- Allows housing outside of high noise impact areas
- Residential units be developed at a max. density of 50 du/acre and min. of 30 du/ acre





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Airport Area



URBAN DESIGN FRAMEWORK

Newport Beach Airport Business Area

Revised for the City of Newport Beach by HCDM Design Group

JUNE 19, 2004



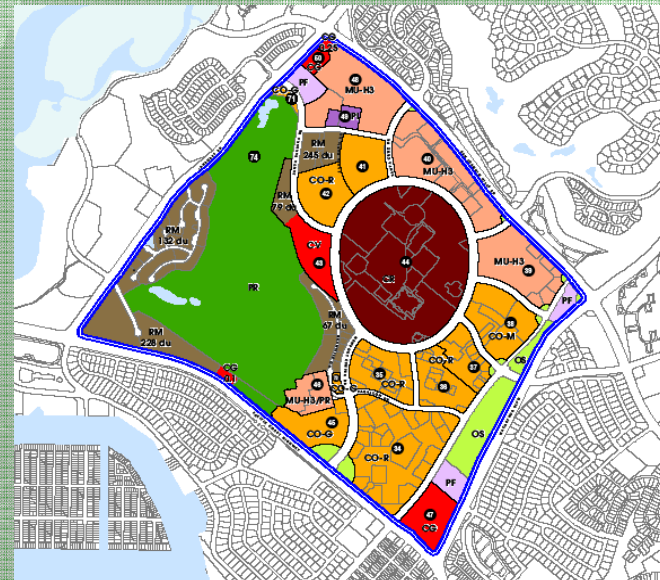
Development standards & design guidelines to achieve cohesive residential villages, parks, & assure land use compatibility



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Newport Center/Fashion Island

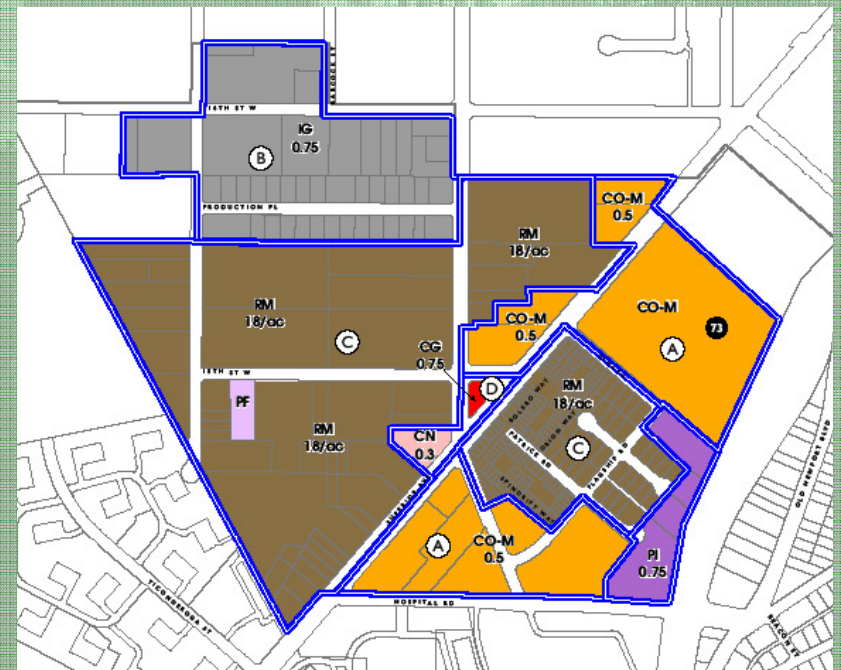
- Mixed-use area
- Allows construction of additional 450 units
- North Newport Center AHIP: requires construction of 14 new affordable units and/or affordability covenants on 29-86 existing units





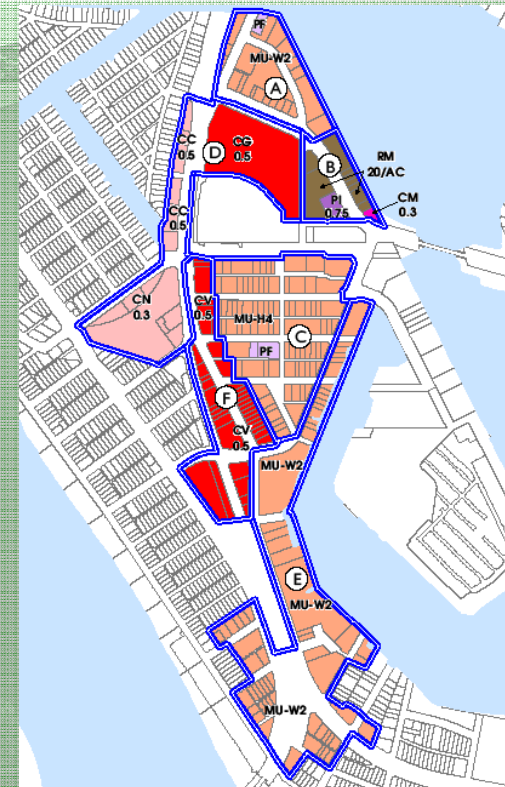
West Newport Mesa

- New housing opportunities
- Enhances vitality with medical offices, housing, supporting retail & services, & mixed use





- Supports marine-related & visitor-serving uses
- Allows additional housing to enhance vitality (400-600)





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Mariners' Mile

- New housing opportunities (up to 300)
- Provides for a mixed-use village at the base of the bluffs
- Allows limited housing along the Harbor front, with visual and pedestrian access

